

05-09-96 THURSDAY, MAY 9, 1996

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 A.M.

Present: Supervisors Gloria Molina, Yvonne Brathwaite Burke,
Zev Yaroslavsky, Deane Dana, and Michael D. Antonovich,
Chairman

Absent: None

05-09-96.1 HEARINGS

4-VOTE

05-09-96.1.1 2 1.

Hearing on resolution of necessity to condemn real property, Parcel 1P-5W,
for Waterworks District No. 29, Malibu - La Costa Tank Site, City of

Malibu (3). CONTINUED, WITHOUT DISCUSSION, TO JUNE 13, 1996 AT 9:30 A.M

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.2 8 2.

Hearing to increase the annual sewer service charges for the Consolidated Sewer Maintenance District (CSMD) by \$1.50 from \$14 to \$15.50 per year and the applicable zone charges for the Trancas, Malibu Mesa and Sandalwood Tax Zones within the CSMD. CLOSED HEARING; AND THE BOARD TOOK THE FOLLOWING ACTIONS:

- A. APPROVED THE PROPOSED SEWER CHARGES;

- B. MADE A FINDING THAT THE PROPOSED ORDINANCE IS TO FUND OPERATING EXPENSES AND CAPITAL PROJECTS TO MAINTAIN SERVICES IN EXISTING SERVICE AREAS, AND IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080 (b)(8) A AND D; AND

- C. ADOPTED ORDINANCE NO. 96-0030 ENTITLED "AN ORDINANCE AMENDING TITLE 20 - UTILITIES OF THE LOS ANGELES COUNTY CODE, RELATING TO COLLECTION OF ANNUAL SEWER SERVICE CHARGES FOR THE CONSOLIDATED SEWER MAINTENANCE DISTRICT"

Absent: Supervisor Burke

Vote: Unanimously carried

05-09-96.1.3 10 3.

Purchase of property located at 11080 W. Olympic Blvd., Los Angeles (3) from First Allamerica Financial Life Insurance Company in total amount of \$3,125,000, which includes a \$50,000 allowance for tenant improvements for the replacement of the Department of Mental Health's damaged Santa Monica West Mental Health Center; approve Negative Declaration; approve and accept the offer to sell by the owner under the principal terms of the Agreement to Sell and Purchase and consummate sale; approve Capital Project 77040; approve appropriation adjustment totaling \$3,130,000 (including escrow fees) to complete the purchase; approve the Asset Management Loan Program; and approve appropriation adjustment in amount of \$315,000 for Refurbishment Project No. 86024 in order to make the necessary tenant improvements to meet Mental Health Program requirements. CLOSED HEARING; AND THE BOARD TOOK THE FOLLOWING ACTIONS:

- A. CONSIDERED THE NEGATIVE DECLARATION, TOGETHER WITH THE FACT THAT NO COMMENTS WERE RECEIVED DURING THE PUBLIC REVIEW PROCESS; MADE A FINDING THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT THE NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGEMENT OF THE COUNTY; AND APPROVED THE NEGATIVE DECLARATION;

- B. MADE A FINDING THAT THE PROPERTY IS NEEDED FOR FUTURE PUBLIC USE AS A REPLACEMENT FACILITY FOR THE SANTA MONICA WEST MENTAL HEALTH CENTER TO PROVIDE MENTAL HEALTH OUT-PATIENT SERVICES AND FOR OTHER GOVERNMENTAL SERVICES;

C. APPROVED AND ACCEPTED THE OFFER TO
SELL BY THE OWNER, FIRST ALLAMERICA
FINANCIAL LIFE INSURANCE COMPANY UNDER
THE TERMS AND PROVISIONS OF THE
AGREEMENT TO SELL AND PURCHASE;

D. APPROVED THE PROJECT AND AUTHORIZED
THE CHIEF ADMINISTRATIVE OFFICER TO
EXECUTE AND COMPLETE THE PROJECT AND
AFTER REVIEW BY COUNTY COUNSEL TO
EXECUTE THE ESCROW INSTRUCTIONS;

(CONTINUED)

05-09-96.1.4 10 3. (Continued)

E. AUTHORIZED THE AUDITOR-CONTROLLER TO
DEPOSIT FUNDS FOR THE PURCHASE PRICE AND
RELATED COSTS TO THE ESCROW COMPANY
DESIGNATED BY THE CHIEF ADMINISTRATIVE
OFFICER;

F. AUTHORIZED THE CHIEF ADMINISTRATIVE
OFFICER TO DEPOSIT FUNDS IN AN INTEREST-
BEARING ACCOUNT UPON REVIEW BY THE
TREASURER AND TAX COLLECTOR, IF NECESSARY
DURING ESCROW;

G. APPROVED CAPITAL PROJECT NO. 77040 AND
THE APPROPRIATION ADJUSTMENT TOTALING
\$3,130,000.00 (INCLUDING ESCROW FEES) TO
COMPLETE SAID PURCHASE;

H. APPROVED THE ASSET MANAGEMENT LOAN
PROGRAM;

I. APPROVED REFURBISHMENT PROJECT NO. 86024
FOR REQUIRED TENANT IMPROVEMENTS TO
INCLUDE SECURITY ENHANCEMENTS,
TELECOMMUNICATIONS SYSTEM PURCHASE AND
INSTALLATION AND NECESSARY SPACE
RECONFIGURATIONS TO MEET DEPARTMENT OF
MENTAL HEALTH PROGRAM REQUIREMENTS; AND

J. APPROVED THE APPROPRIATION ADJUSTMENT
IN THE AMOUNT OF \$315,000 TO COMPLETE THE
IMPROVEMENTS FOR THE FACILITY

Absent: Supervisor Burke

Vote: Unanimously carried
3-VOTE

05-09-96.1.5 3 4.

Sale at public auction of County-owned Fire Station No.16, located at 8614 Holmes Ave., Los Angeles (1), at a minimum bid of \$46,000. AWARDED THE SALE OF THE PROPERTY AND THE COUNTY'S RIGHT, TITLE AND INTEREST TO SUN HO LEAM, IN THE AMOUNT OF \$46,000.00 AND THE CHAIRMAN WAS INSTRUCTED TO SIGN THE QUITCLAIM DEED TO COMPLETE THE SALE; ALSO THE AUDITOR-CONTROLLER WAS INSTRUCTED TO DEPOSIT THE NET PROCEEDS IN THE APPROPRIATE COUNTY FUND(S)

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.6 4 5.

Purchase of six parcels of unimproved land from First Colony Life Insurance Company, in total amount of \$13,250,000, as part of a phased acquisition program for the Kenneth Hahn State Recreation Area proposed development in Baldwin Hills (2); also approve Negative Declaration and adopt a monitoring and reporting program as a condition of the project to mitigate or avoid significant effects on the environment. CLOSED HEARING;
AND THE BOARD TOOK THE FOLLOWING ACTIONS:

- A. CONSIDERED THE NEGATIVE DECLARATION
FOR THE KENNETH HAHN STATE RECREATION
AREA PROPOSED DEVELOPMENT; MADE A
FINDING THAT THE PROJECT WILL NOT HAVE A
SIGNIFICANT EFFECT ON THE ENVIRONMENT
AND THAT THE NEGATIVE DECLARATION
REFLECTS THE INDEPENDENT JUDGEMENT OF
THE COUNTY AND APPROVED THE NEGATIVE
DECLARATION;

- B. ADOPTED THE MONITORING AND REPORTING
PROGRAM TO ENSURE COMPLIANCE WITH THE
PROJECT CONDITIONS AS CONTAINED IN THE
NEGATIVE DECLARATION TO MITIGATE OR AVOID
ENVIRONMENTAL EFFECTS;

(CONTINUED)

05-09-96.1.7 4 5. (Continued)

- C. MADE A FINDING THAT THE PROJECT WILL
HAVE NO ADVERSE EFFECT ON WILDLIFE
RESOURCES AND AUTHORIZED THE DIRECTOR

OF PUBLIC WORKS TO COMPLETE AND FILE A
CERTIFICATE OF FEE EXEMPTION FOR THE
PROJECT;

D. MADE A FINDING THAT THE PROPERTY BEING
PURCHASED IS NEEDED FOR PUBLIC USE,
NAMELY FOR THE KENNETH HAHN STATE
RECREATION AREA DEVELOPMENT PROJECT;

E. APPROVED THE PROJECT AND AUTHORIZED
THE DIRECTORS OF PARKS AND RECREATION
AND PUBLIC WORKS TO CARRY OUT THE PROJECT;

F. INSTRUCTED THE CHAIRMAN TO EXECUTE THE
PURCHASE AND SALE AGREEMENTS BETWEEN
THE COUNTY AND FIRST COLONY LIFE UPON
THE PRESENTATION OF PROPERLY EXECUTED
DOCUMENTS;

G. INSTRUCTED THE DIRECTOR OF PUBLIC WORKS
TO OPEN ESCROWS, THE CLOSING OF WHICH
ARE CONTINGENT UPON THE TERMS AND
CONDITIONS OF THE AGREEMENTS BEING MET,
AND AUTHORIZED THE DIRECTOR OF PUBLIC
WORKS, OR HIS DESIGNEE, TO SIGN ESCROW
INSTRUCTIONS, RELATED DOCUMENTS, AND
CONSENT TO MINOR CHANGES IN THE
AGREEMENTS AS MAY BE NEEDED TO COMPLETE
THE TRANSACTIONS; AND

H. AUTHORIZED THE AUDITOR-CONTROLLER TO
PREPARE THE NECESSARY WARRANTS TO
COMPLETE THE TRANSACTION UPON DIRECTION
FROM THE DIRECTOR OF PARKS AND
RECREATION

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.8 9 6.

Joint hearing acting as the Board of Supervisors and as the Governing Body of the Consolidated Fire Protection District (District), on adoption of ordinances to require automatic interior fire sprinklers in newly constructed or remodeled occupancies located in Fire Zone 4 or in a Very High Fire Hazard Severity Zone and located further than three miles from the closest, existing or planned fire station; County ordinance to be effective in the unincorporated County and District ordinance to be effective in cities located in the District which have ratified the District's ordinance. CONTINUED TO THURSDAY, JUNE 13, 1996 AT 9:30 A.M., AND INSTRUCTED THE DIRECTOR OF PLANNING TO PREPARE A DETAILED REPORT ON HOW MANY PROPERTIES AND HOW MANY STRUCTURES WILL BE EXEMPTED BY THE NEW ORDINANCE VERSUS THE PREVIOUSLY PROPOSED ORDINANCE, AND EXACTLY WHERE THEY ARE WITHIN THE COUNTY, AND REPORT BACK TO THE BOARD WITH THE DEPARTMENT'S COMMENTS ON THE NEW ORDINANCE; ALSO INSTRUCTED THE FIRE CHIEF TO CONTACT SOME OF THE COMMUNITY GROUPS AND HOMEOWNERS ASSOCIATIONS IN THE THIRD DISTRICT, AND REPORT BACK TO THE BOARD ON THEIR COMMENTS

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.9 5 7.

Hearing on Zone Change Case No. 95-106-(1), and determination of Categorical Exemption for change of zone from R-4 to C-3-UC, to allow expansion of parking facilities for a fast food restaurant on property located at 3868 E. Third St., Eastside Unit No. 1 Zoned District, petitioned by McDonald's Corporation. CLOSED HEARING; APPROVED THE PROPOSED CHANGE OF ZONE AND THE CATEGORICAL EXEMPTION FOR THE PROJECT; CERTIFIED THAT IT HAS REVIEWED AND CONSIDERED THE ENVIRONMENTAL

INFORMATION CONTAINED IN THE INITIAL STUDY; AND DETERMINED THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT; MADE A FINDING THAT THE PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE EAST LOS ANGELES COMMUNITY PLAN; AND ADOPTED ORDINANCE NO. 96-0028Z

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.10 6 8.

Hearing on Zone Change Case No. 95-100-(5), and determination of Categorical Exemption for change of zone from R-3 and C-2-BE to C-2-DP-BE, to permit the continued operation of an existing motel on property located at 2413 Foothill Blvd., La Crescenta Zoned District, petitioned by May-Lane Motel. CLOSED HEARING; APPROVED THE PROPOSED CHANGE OF ZONE AND THE CATEGORICAL EXEMPTION AND DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE REQUIREMENT OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND CERTIFIED THAT IT HAS INDEPENDENTLY REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN; MADE A FINDING THAT THE PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE LOS ANGELES COUNTY GENERAL PLAN; AND ADOPTED ORDINANCE NO. 96-0029Z

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.1.11 7 9.

Hearing on approval of the 1996-1997 Housing and Community Development One-Year Action Plan for submission to the U.S. Department of Housing and Urban Development to receive funding for the Twenty-Second Program Year (1996-1997) in new grant funds in an estimated total amount of \$53,099,034, for the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program, and the Emergency Shelter Grant Program; approve allocation of the estimated total funding of \$70,656,854, which includes new grant funds, prior year CDBG funds, plus projected program income, for the specified projects and to the participating cities and nonprofit public entities stated in the Plan; also authorize Executive Director to execute related contracts required to allocate the funds; approve award of CDBG funds to the Los Angeles Housing Authority in an estimated amount of \$1,101,000 for capital improvement projects, services for residents of public housing and affordable housing monitoring; and authorize Executive Director to execute required contracts (All Districts). (Relates to Agenda Nos. 1-D and 1-H) CLOSED HEARING; AND THE BOARD TOOK THE FOLLOWING ACTIONS:

- A. CONSIDERED THE HOUSING AND COMMUNITY DEVELOPMENT 1996-97 ONE-YEAR ACTION PLAN TOGETHER WITH THE FACT THAT NO COMMENTS WERE RECEIVED FROM THE PUBLIC DURING THE PUBLIC HEARING AND THE BOARD APPROVED THE PLAN;

(CONTINUED)

05-09-96.1.12 7 9. (Continued)

- B. INSTRUCTED THE EXECUTIVE DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO SUBMIT THE FINAL 1996-97 ONE-YEAR ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) BY THE SUBMISSION DEADLINE OF MAY 17, 1996;

- C. INSTRUCTED THE EXECUTIVE DIRECTOR TO

PROVIDE TO HUD ANY ADDITIONAL
INFORMATION WHICH MAY BE REQUIRED FOR
APPROVAL OF THE 1996-97 ONE-YEAR ACTION
PLAN;

D. AUTHORIZED THE EXECUTIVE DIRECTOR OF
THE COMMUNITY DEVELOPMENT COMMISSION
TO ADMINISTER THE ESTIMATED \$70,656,854.00
IDENTIFIED IN THE 1996-97 ONE-YEAR ACTION
PLAN FOR THE PURPOSES SPECIFIED THEREIN
AND TO INCORPORATE THE FUNDS INTO THE
APPROVED 1996-97 FISCAL YEAR BUDGET OF
THE COMMUNITY DEVELOPMENT COMMISSION,
FOLLOWING FINAL NOTIFICATION FROM HUD;

E. APPROVED THE AWARD OF COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) ADVANCE
AND REIMBURSABLE CONTRACTS TO COMMUNITY-
BASED ORGANIZATIONS, CITIES AND OTHER
PUBLIC AGENCIES, AND AUTHORIZED THE
EXECUTIVE DIRECTOR TO EXECUTE CDBG
ADVANCE AND REIMBURSABLE CONTRACTS IN
THE DOLLAR AMOUNTS AND FOR THE PROJECTS
IDENTIFIED IN THE 1996-97 ONE-YEAR
ACTION PLAN;

(CONTINUED)

05-09-96.1.13 7 9. (Continued)

F. APPROVED THE AWARD OF CDBG FUNDS TO THE
LOS ANGELES COUNTY HOUSING AUTHORITY IN
THE ESTIMATED AMOUNT OF \$1,101,000.00
FOR PROJECTS IDENTIFIED IN THE 1996-97
ONE-YEAR ACTION PLAN AND AUTHORIZED
THE EXECUTIVE DIRECTOR OF THE
COMMUNITY DEVELOPMENT COMMISSION ON
BEHALF OF THE COUNTY OF LOS ANGELES
TO EXECUTE CDBG REIMBURSABLE CONTRACTS
WITH THE HOUSING AUTHORITY;

G. AUTHORIZED THE EXECUTIVE DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO EXECUTE CONTRACTS WITH HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM PARTICIPATING CITIES AND TO REPROGRAM HOME FUNDS WITHIN THE LIMITS PRESCRIBED BY HUD TO EXPEND THE HOME GRANT FOR THE PURPOSES DESCRIBED IN THE 1996-97 ONE-YEAR ACTION PLAN;

H. APPROVED THE PROPOSED USE OF EMERGENCY SHELTER GRANT (ESG) FUNDS DISTRIBUTION AND AUTHORIZED THE EXECUTIVE DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO AMEND THE 1996-97 ONE-YEAR ACTION PLAN TO INCLUDE THE FINAL DISTRIBUTION OF ESG FUNDS BASED UPON COMPLETION OF THE REQUEST FOR PROPOSAL PROCESS BY THE LOS ANGELES HOMELESS SERVICES AUTHORITY; AND

I. AUTHORIZED THE EXECUTIVE DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO AMEND THE ONE-YEAR ACTION PLAN AS NECESSARY FOR THE ADMINISTRATION OF CDBG, HOME AND ESG FUNDS AS IDENTIFIED IN THE 1996-97 ONE-YEAR ACTION PLAN

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

STATEMENT OF PROCEEDINGS FOR MEETING OF THE

COMMUNITY DEVELOPMENT COMMISSION

OF THE COUNTY OF LOS ANGELES

THURSDAY, MAY 9, 1996

9:30 A.M.

05-09-96.1.14 2-D 1-D.

Recommendation: Accept from the County of Los Angeles the estimated \$70,656,854 identified in the 1996-97 One-Year Action Plan for the purposes and dollar amounts described in the plan; and authorize the Executive Director to incorporate the funds into the approved 1996-97 Fiscal Year budget of the Community Development Commission upon approval of the U.S. Department of Housing and Urban Development (All Districts). APPROVED THE ACCEPTANCE OF \$70,656,854.00 FROM THE COUNTY OF LOS ANGELES AS IDENTIFIED IN THE 1996-97 ONE-YEAR ACTION PLAN AND AUTHORIZED THE EXECUTIVE DIRECTOR TO INCORPORATE THE FUNDS INTO THE APPROVED 1996-97 FISCAL YEAR BUDGET OF THE COMMUNITY DEVELOPMENT COMMISSION, FOLLOWING FINAL NOTIFICATION FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (Relates to Agenda Nos. 9 and 1-H)

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

STATEMENT OF PROCEEDINGS FOR MEETING OF THE

HOUSING AUTHORITY

OF THE COUNTY OF LOS ANGELES

THURSDAY, MAY 9, 1996

9:30 A.M.

05-09-96.1.15 2-H 1-H.

Recommendation: Accept an estimated \$1,101,000 in Community Development Block Grant funds from the County of Los Angeles for the dollar amounts and projects specified in the 1996-97 One-Year Action Plan; and authorize the Executive Director to incorporate the funds into the approved 1996-97 Fiscal Year budget of the Housing Authority upon approval of the U.S. Department of Housing and Urban Development (All Districts).

(Relates to Agenda Nos. 9 and 1-D) THE BOARD TOOK THE FOLLOWING ACTIONS:

A. APPROVED THE ACCEPTANCE IN THE ESTIMATED AMOUNT OF \$1,101,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FROM THE COUNTY OF LOS ANGELES FOR THE DOLLAR AMOUNTS AND PROJECTS SPECIFIED IN THE 1996-97 ONE-YEAR ACTION PLAN, AND AUTHORIZED THE EXECUTIVE DIRECTOR TO INCORPORATE THESE FUNDS INTO THE APPROVED 1996-97 FISCAL YEAR BUDGET OF THE HOUSING AUTHORITY, FOLLOWING FINAL NOTIFICATION FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND

B. AUTHORIZED THE EXECUTIVE DIRECTOR OF HOUSING AUTHORITY TO EXECUTE CDBG REIMBURSABLE CONTRACTS

Absent: Supervisors Burke and Yaroslavsky

Vote: Unanimously carried

05-09-96.2 MISCELLANEOUS

05-09-96.2.1 11 11.

Opportunity for members of the public to address the Board on items of interest that are within the subject matter jurisdiction of the Board.
A.M. MAN

05-09-96.2.2 12

On motion duly seconded and unanimously carried, the meeting was adjourned in memory of the following person:

Motion by:

Name of Deceased:

Supervisor Yaroslavsky

Richard Rouillard

Meeting adjourned (Following Board Order No. 12).
Next meeting of the Board: Monday afternoon, May 13, 1996
at 2:00 p.m. Budget Hearings were continued to
Tuesday, May 14, 1996 at 2:00 p.m.

The foregoing is a fair statement of the proceedings of the meeting held May 9, 1996, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

JOANNE STURGES
Executive Officer-Clerk
of the Board of Supervisors

By _____
CARMEN CALHOUN
Head Board Specialist
Thursday Board Services

Divison
